

TOWN OF COTTAGE GROVE
PLAN COMMISSION
SEPTEMBER 22, 2010

1. Notice of the meeting was posted at Town Hall, Gaston Road at Brown Thrush, American Way and USH 12 & 18 at County BN. A quorum was present with Silvin Kurt, Kris Hampton, Steve Anders, Dave Muehl, Kristi Williams, Phillip Bultman and Virgil Schroeder all in attendance.
2. Chair Silvin Kurt called the meeting to order at 7:00 p.m.
3. Approve minutes of previous meetings: **MOTION** by Schroeder/Bultman to approve the minutes of the August 25, 2010 Plan Commission meeting with a correction to the spelling of Dinkel in 5. **MOTION CARRIED 7-0.**
4. Public Concerns: Joe Ellingson, North Star Road, currently shares a driveway on the adjacent property owned by his mother. He is considering purchasing the $\frac{3}{4}$ acre under the driveway and creating a shared driveway agreement, but this would put his parcel at 2.75 acres. Other options suggested were to trade acreage between the parcels to stay within 2 acres, or purchase the land but have a separate tax parcel with building restrictions.
5. Patrick W. and Peggy J. Coffey, Landowners – 4452 Ridge Road, 30 +/- acres of Parcel 0711-122-8500-5 (west side of Ridge Road): Zone change from A-1EX to RH-1 to create two residential lots (2.3 and 2.5 acres), with remaining 26 acres rezoned to A-4 for zoning compliance. (Tabled from August meeting): Kurt left the table and Hampton chaired the meeting for this item. Chris Miller, the new representative for the Coffeys, distributed maps showing 4 new options for the lots. Proposal 1 was similar to the original proposal with one lot on the north end of the parcel and one on the south end, but lot sizes were reduced to 2 acres each. Proposals 2 and 3 had both lots at the north end of the property. Proposal 2 had the lots sharing a single driveway, while Proposal 3 had each lot with its own driveway. Proposal 4 had both lots on the south end of the property with a shared driveway.

There was discussion about possibly using a public easement on the north end of the Purdy property adjacent to the lots in proposal 4, but this idea was discarded due to prohibitive cost.

Wayne and Pat Wollin, 4489 Ridge Road, again suggested that the lots would be better on the east side of Ridge Road, south of Coffey's house. Mark Olejniczak, 1796 Strawberry Road, repeated his desires as expressed at the last meeting.

There was discussion on alternatives other than the proposals shown, including placing both lots on the south end of the parcel, side by side like Proposal 3 but with a shared driveway. Chris Miller presented a rebuttal backing Proposal #4 as the best alternative.

MOTION by Schroeder/Anders to approve Proposal #4, with 2 “hammer” lots up to 2 acres each, reconfigured to reach all the way to the west property line, with a shared driveway and no special setbacks required. The shared driveway is to be 12” thick by 18' wide gravel with a turnaround area (pavement is not required). Additionally:

- The drawing of Proposal #4 is to be revised for the October 6, 2010 Town Board Meeting.
- It was noted that the proposal meets RDU requirements in the Ag District on page J-17 of the land use plan.
- The proposal meets the density requirements in the Ag District on page J-17 of the land use plan.
- RDU's being used are:
 - 1) Family RDU that would otherwise expire on January 1, 2011

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2) Regular RDU

The remaining land to be deed restricted for no further residential development.

MOTION CARRIED 4-2-1 (Williams and Hampton opposed, Kurt abstained)

6. Discuss/Consider concerns regarding Skarstinden Road TDR Receiving Area: Hampton reported that he had attended the ZLR committee meeting in August to clarify the Town's intent, but the committee did not come to any consensus. The item may be back on their September 28th agenda. Although the committee's official position is unknown, Hampton thought their main issues were that it does not meet items 4. *Creates a logical development pattern to avoid sprawl and leap-frog development* and 5. *Avoids or minimize land use conflicts* of the Town's criteria for approval of receiving areas (page J-15 of the land use plan).

Karen Kessenich, 4075 Vilas Road expressed her reservations on the Skarstinden Road receiving area. Steve Fehringer, 1703 Nora Road expressed dissatisfaction on the 8x multiplier on that parcel. Village President Mike Mikalsen stated that the Village is worried about the TDR program with the “perpetuity” definition vs. simple deed restrictions and the ability to make changes.

MOTION by Muehl/Hampton to table until the October meeting. **MOTION CARRIED 7-0.**

7. Discuss revisions to TCG Ord. Chapter 15 Land Division and Planning Code: **MOTION** by Hampton/Muehl to table until the October meeting. **MOTION CARRIED 7-0.**
8. ADJOURNMENT: **MOTION** by Hampton/Williams to adjourn. **MOTION CARRIED 7-0.**
The meeting was adjourned at 9:34 P.M.

Submitted by: Dave Muehl

Approved 10-27-2010